

## HISTORIC AMERICAN BUILDINGS SURVEY

728 NORTH BROADWAY  
(Rowhouse)

HABS No. MD-1035

**Location:** 728 North Broadway, Baltimore, Maryland.

USGS Baltimore East, Maryland Quadrangle  
Universal Transverse Mercator Coordinates  
18.4350440.0362960

**Significance:** One of a block of brick rowhouses in the 700 block North Broadway, 728 North Broadway is a representative example of Baltimore urban vernacular brick rowhouse construction and design during the 1865-1875 period.

**Description:** This building is located on the west side of North Broadway, a major north-south boulevard in east Baltimore. Measuring approximately 17' by 63', the three-story, three bay rowhouse has brick foundations and walls laid in common bond. The structural system comprises a frame interior support of 5" joists and two tie-rods (metal support rods in the north wall) spanning the masonry bearing walls. The facade is capped with a bracketed wood cornice shared with 726 and 724, and the roof is flat and tar-covered. As in four rowhouse buildings to the south, (716 - 722), the entryway to 728 is arched. Entries to the basement are on the east and west walls, and there are two basement windows on the east wall. The first floor of the east facade has two eight-foot windows and the second and third floors have three one-over-one light windows. In the rear there are two brick chimneys on the north wall.

The original floor plan of this rowhouse, featuring a dining room, parlor, reception hall, rear pantry, and side staircase, is largely intact. The floor plan, as well as features such as the scrollwork molding on the staircase and the curved interior walls located near it, greatly resemble characteristics found in somewhat more lavish form in Baltimore rowhouses built in the Bolton Hill section during the mid-1870s. The house also has one apparently original skylight.

**History:** While deed research indicates that 728 N. Broadway was constructed during the 1870's, the house may appear as one structure in a row of three, three-story dwellings depicted in the Sachse 1869 birdseye view of Baltimore at the sites of 726-730 North Broadway. The 1887 Bromley Atlas indicates the structure as a brick rowhouse situated on a 17.6 foot-by- 72 foot lot. On the 1890 Sanborn, the house appears as a three-story, brick rowhouse with one front chimney and a wood cornice atop the Broadway facade. The 1902 Sanborn map, 1906 Bromley Atlas, and 1914 Sanborn map reveal no changes to the structure. By 1951, however, 728 N. Broadway was recorded as a roominghouse (most likely serving the hospital community). The structure now had a rear ell extension of one-story, reached by a single doorway through the former rear wall of the rowhouse.

Construction of 728 N. Broadway reflected several larger patterns in the

nineteenth century northeastward expansion of Baltimore City. Governed by the orderly requirements of Thomas Poppleton's 1822 street grid of Baltimore, yet strongly influenced by the continual need for immigrant housing, the Broadway rowhouse neighborhood which includes the 700 block of North Broadway developed in response to many geographic and economic pressures. Among these, a local factor of considerable historic importance has been the presence of one or more major hospitals in the area since the late 1700s. In particular, the Johns Hopkins Hospital, located in the 600 block of North Broadway since its opening in 1889, has had a key impact on the growth and building usage of the neighborhood.

Although Fell's Point, the southern terminus of Broadway, was a major deep water port between 1750 and 1800, the Broadway region north of current Fayette Street was largely beyond the reach of early mercantile activity at "The Point." Warner and Hanna's 1801 Plan of the City and Environs of Baltimore depicts only the then newly-built "hospital for the care of the homeless sick and the insane" on Loudenschlager Hill, in the vicinity of present Monument Street and Broadway. The Old Joppa or Philadelphia Road crossed this area as well, but did not change its predominantly rural character.

Between 1820 and the Civil War, Baltimore's rigorous adherence to the Poppleton Street plan defined much of the character of urbanization in the North Broadway region. Without regard for topography, the Poppleton plan laid out a grid of 350-foot long blocks with service alleys. The street grid preceded actual housing construction in the 700 block North Broadway by several decades. City maps of the pre-Civil War era show few residential structures north of Pitt Street (modern Fayette) along either side of Broadway. Beyond Pitt and Broadway, antebellum development centered in the Madison Square vicinity after that square's opening in 1853, but generally did not yet extend east of Bond Street. Key streets, however, were already in place. Its boulevard width a legacy of earlier use as a Fell's Point ropewalk, Broadway was opened and paved from Baltimore Street to Gay Street between 1851 and 1854. Monument Street ran eastward from the city center as early as 1830 and, by 1863, was under repair in the North Broadway area. Madison Street was in its present location by 1860.

As immigrant workers and their families arrived in Baltimore in ever-increasing numbers during the 1850-1880 period, neighborhoods bordering Broadway saw extension of city services, construction of public buildings, and speculative erection of entire blocks of rowhouses. In 1854, the Accommodation Line of horse-drawn omnibuses began running from Fell's Point up Broadway to Gay Street. Public or community-oriented structures in the vicinity of 700 N. Broadway included the Broadway Methodist Protestant Church at the northeast corner of Monument and Broadway (1860), the Hebrew Hospital fronting Ann and

Monument Streets (1866-1868; precursor to Sinai Hospital), and the Episcopal Church of Our Savior at the northwest corner of Broadway and McElderry (1869-1871). By 1876, the system of "Broadway Parks" along the center of that street were extended up to North Avenue (then the legal northern limit of Baltimore City) and landscaped with flowers, trees, and fountains. In 1888, Enoch Pratt Free Library opened its Branch No. 5 at Broadway and Miller Street (the 800 block North Broadway). A year later, displacing the Methodist cemetery and several dwellings, the seventeen original buildings of Johns Hopkins Hospital opened on the site bounded by Broadway, Monument, Wolfe, and Jefferson Streets.

The ethnic diversity of the North Broadway neighborhood was reflected by 1890 in construction of the Bohemian Hall at Barnes and Broadway (1000 block) and the new brick First Baptist Church southwest of the hospital (built 1880 to house the oldest black Baptist congregation in Maryland). The twentieth century saw Johns Hopkins attain a dominant position in the community, building Hampton House for nurses (1926-1927), a series of apartment houses and units (1950s-1960s) and the Kennedy Institute (1962-1964) in the surrounding vicinity of the 700 block of Broadway. As early as 1904, residents in the 700-730 block responded economically to Hopkins' influence by opening drug stores for patients and boardinghouses for medical students and doctors. Jane Tydings at 726 N. Broadway pioneered in the latter enterprise and became a major real-life model for Augusta Tucker's best-selling 1939 novel Miss Susie Slagle's.

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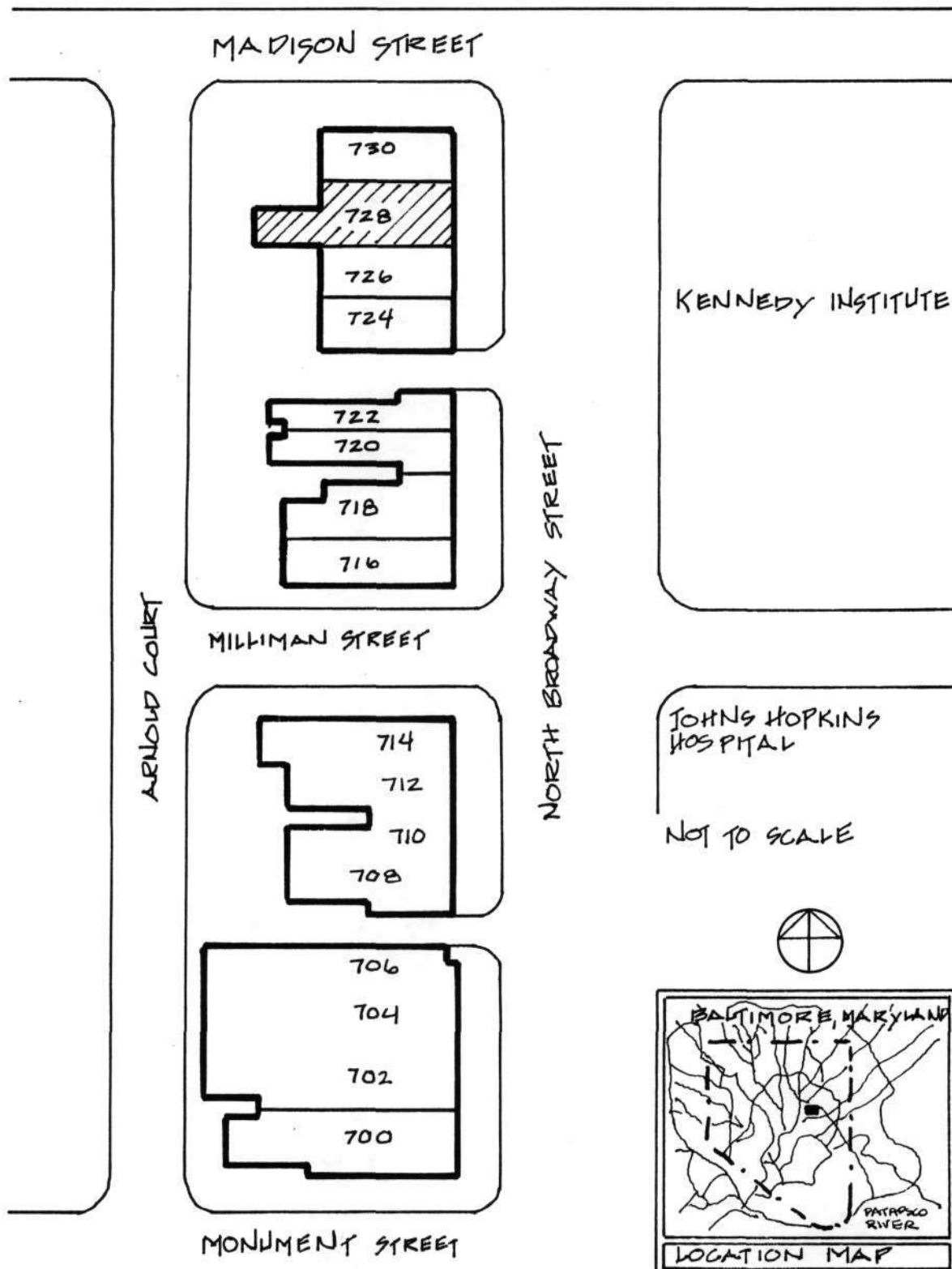
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P.A.C. Spero & Company  
Baltimore, Maryland  
May 14, 1991

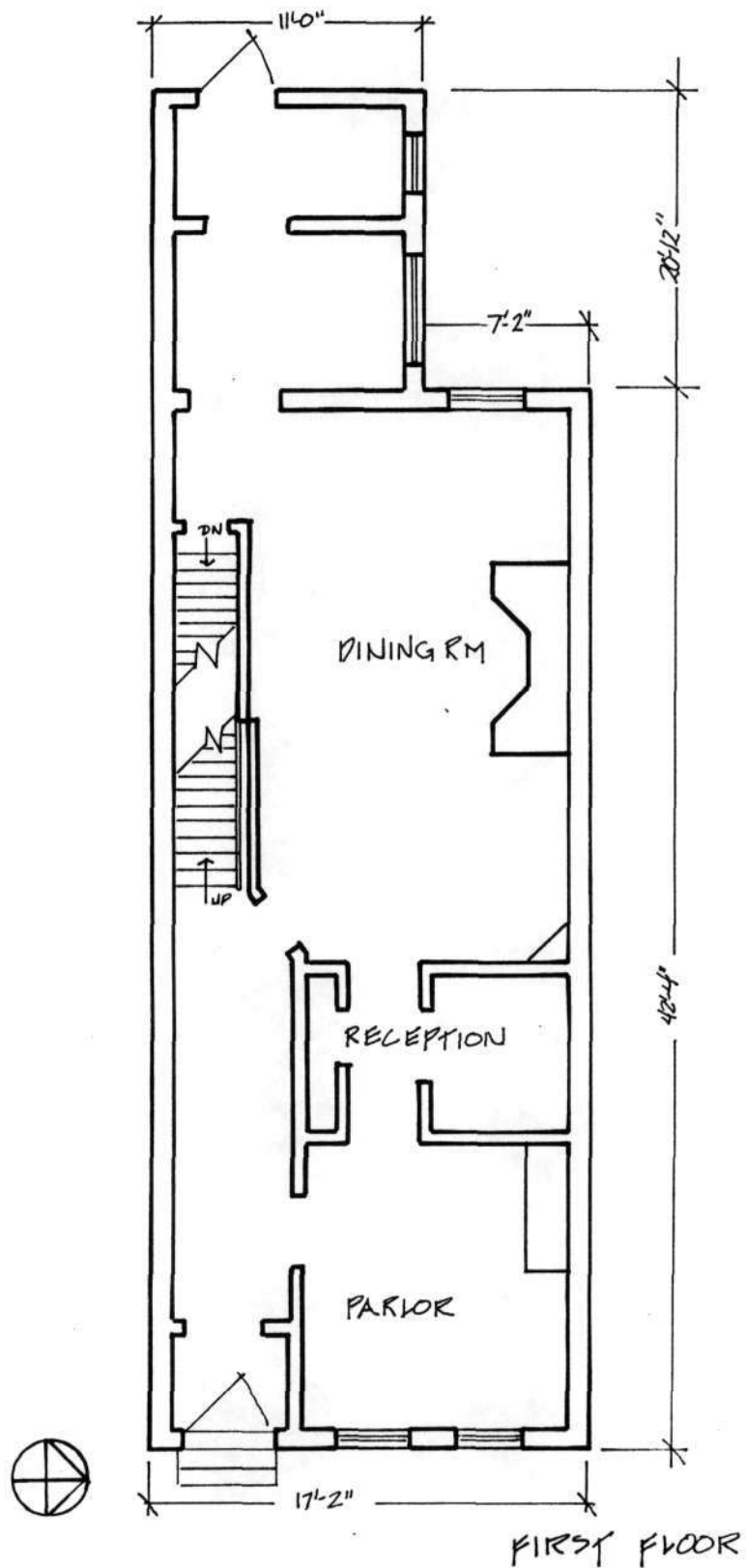
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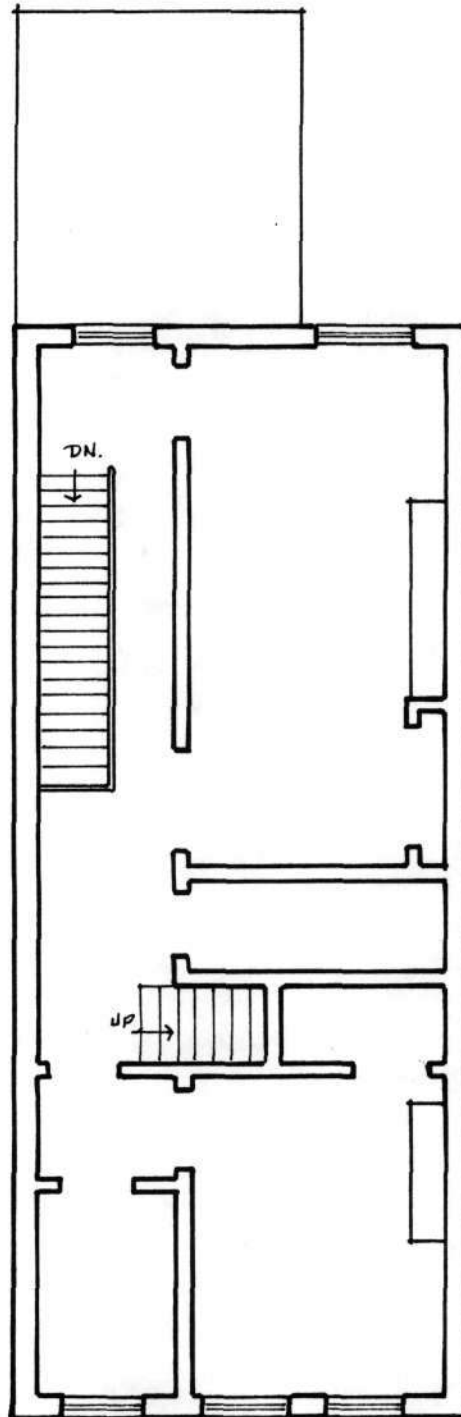
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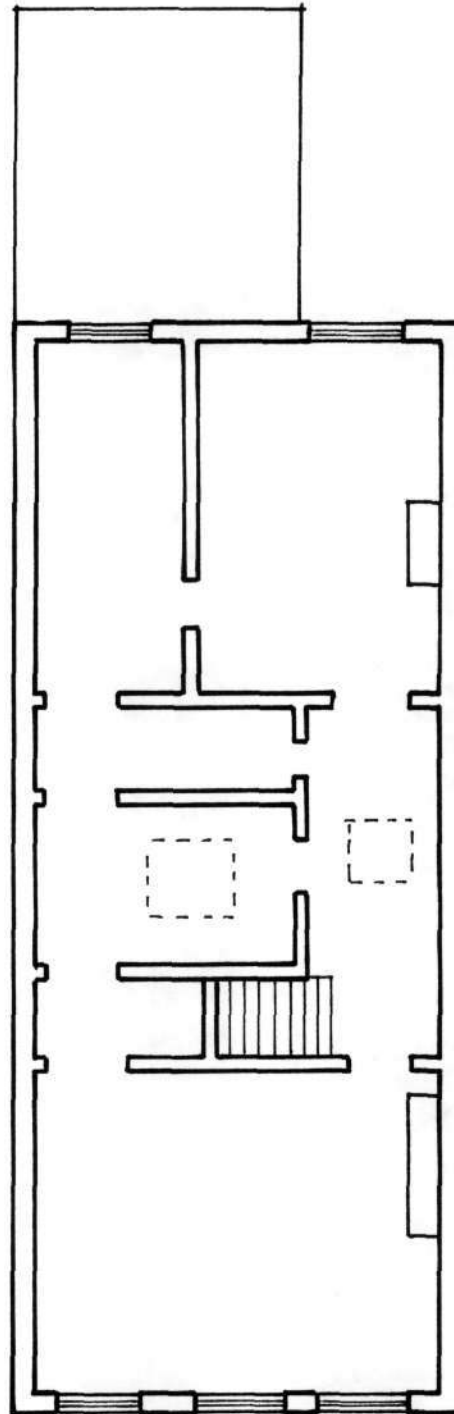


SECOND FLOOR



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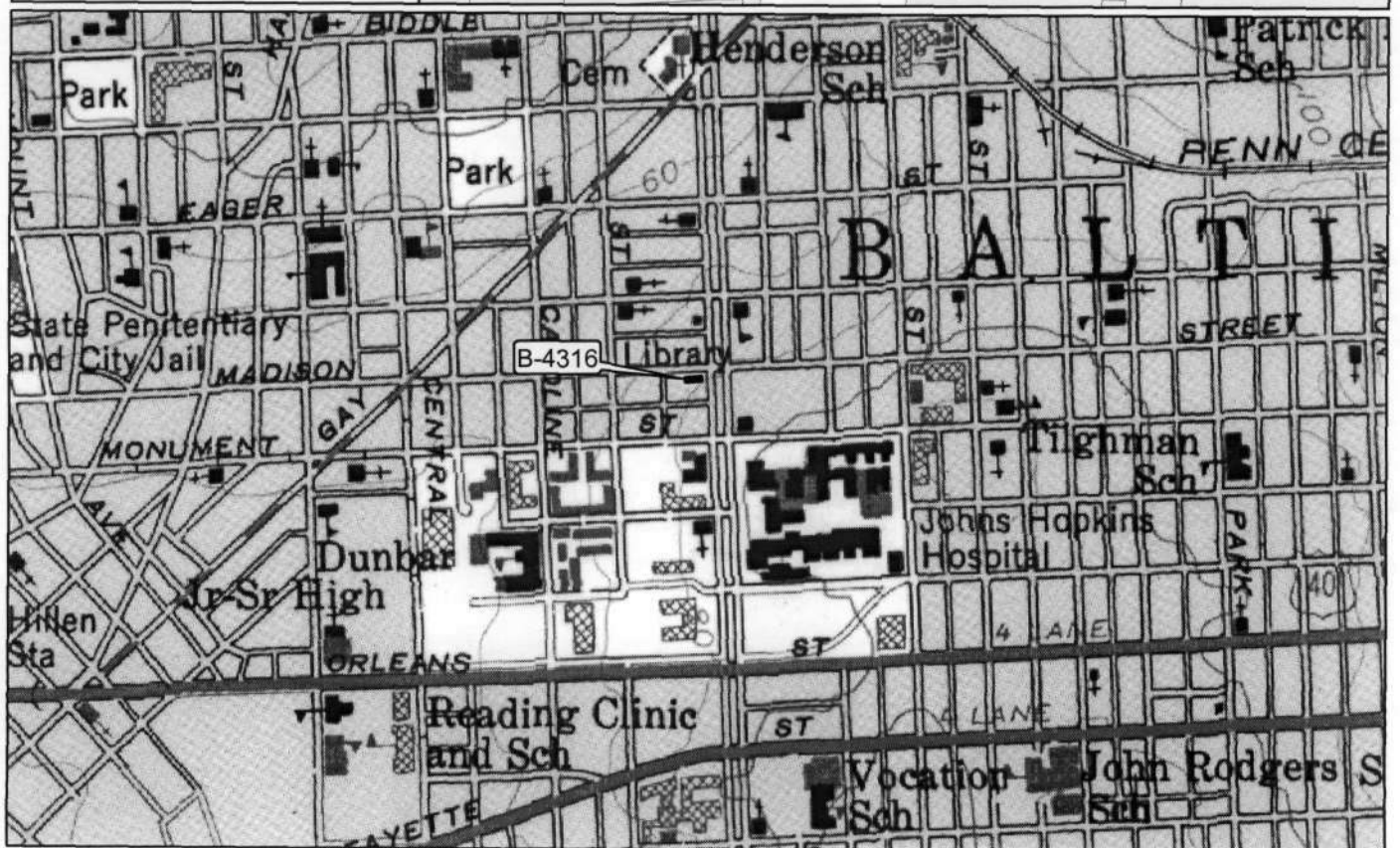
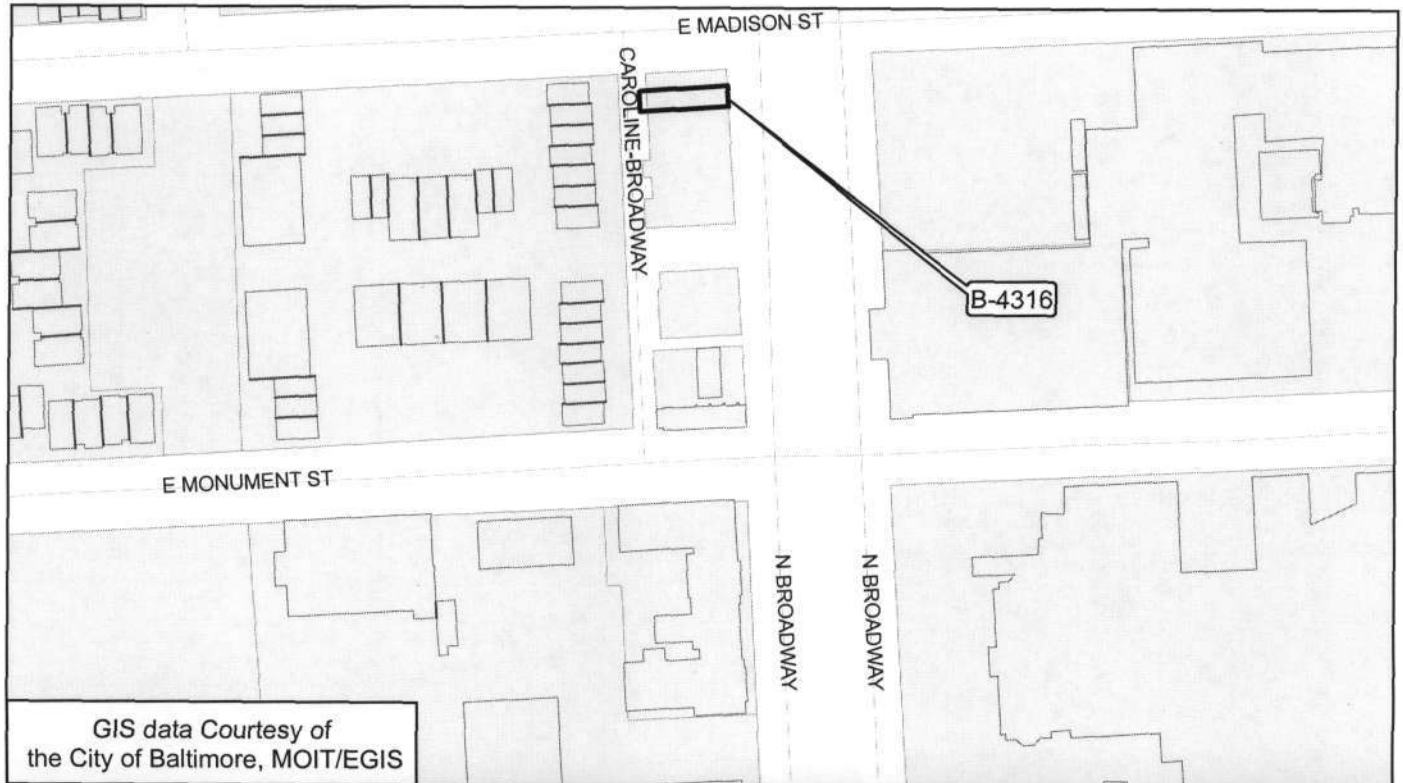
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THIRD FLOOR

B-4316  
728 N. Broadway  
Block 1246, Lot 011  
Baltimore City  
Baltimore East Quad.

**Demolished**



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BALTIMORE, MARYLAND

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Photographer: Robert C. Shelley  
P.A.C. Spero & Company

May 1991

- MD-1035-1 VIEW WEST, FRONT ELEVATIONS, 724-730 NORTH BROADWAY  
(728 NORTH BROADWAY SECOND FROM RIGHT) NEGATIVE IS  
WITH HABS NO. MD-1033-1.
- MD-1035-2 VIEW WEST, FRONT ELEVATIONS, 724-728 NORTH BROADWAY  
(728 NORTH BROADWAY IS AT RIGHT) NEGATIVE IS WITH HABS  
NO. MD-1033-2.
- MD-1035-3 VIEW SOUTHEAST, REAR ELEVATION
- MD-1035-4 DETAIL, CORNICES, 728 & 730 NORTH BROADWAY (728 NORTH  
BROADWAY AT TOP)



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HABS NO  
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HABS NB  
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